

Steve & Jason

Real Estate Team



RE/MAX Real Estate



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December Newsletter

Edmonton Real Estate Board

REALTORS® Association sees stable market with few surprises

December 2011: There were no surprises in the month-end Multiple Listing Service® sales figures for the month of November released by the REALTORS® Association of Edmonton today. The all-residential average* sales price of \$321,135 was up less than one percent from last month and last November. Single family detached homes sold on average for \$365,734 which is marginally higher than last November and last month. Condominium average price (\$227,901) was up 2.3% month-over-month (from \$222,778) but down 0.6% from a year ago (from \$229,337).

"Prices will vary from neighborhood to neighborhood and from property to property," said REALTORS® Association of Edmonton President Chris Mooney. "But generally your home would have sold last month for about the same amount as it did last year. There was a slight decrease in sales activity compared to last year but listings also decreased reducing the inventory to the level it was at in February."

Residential listings = 1,800 with sales = 1,084

Total MLS® listings = 2,239 with sales = 1,236

Residential inventory = 6,588

Total MLS® inventory = 10,390

Sales-to-listing ratio (residential) = 60%, in 2010 = 64%

Days-on-market = 59 (same as October), last November = 64 days

"I almost think that the market is resting after the maelstrom that has occurred in the past five years," said Mooney. "Compared to other national and global markets this part of the world is a safe haven with stability right now and great prospects in the very near future." Total MLS® sales for the year-to-date were \$5.96 billion compared to just \$5.84 billion last November.

**This excerpt was taken from www.ereb.com, please visit this website for more information on Edmonton & Area Real Estate.*

Our Mission Statement

Our unique team-approach philosophy raises the bar in the real estate industry, permitting us to prove our value as proficient, ethical and innovative individuals working collectively with the focus of ensuring our clients achieve their real estate goals. We sustain lifelong, meaningful client relationships by providing paramount representation, and support our community with dynamic contribution.

Event Calendar



New Years Eve Family Party!

Put on by the Black Gold Rodeo & Exhibition Association

A fun night is planned with a steak dinner, face painting, fireworks, dancing, party hats, prizes and entertainment!

Children: \$5.00

Adults: \$25.00

Where: Rollyview Hall (East of Leduc on Rollyview Road), Leduc, Alberta

When: December 31, New Years Eve from 5:30pm to 2am

For more information see: www.BlackGoldRodeo.com

Testimonials

Steve & Jason
Real Estate Team
RE/MAX Real Estate
#8, 5901-50, Leduc, Alberta Phone: (780) 980-2828 Fax: (780) 980-5115
"Bringing neighbours together one family at a time"

For Sale
Steve & Jason
Real Estate Team
RE/MAX Real Estate (780) 986-2900
WeSellLeduc.com

"The Steve & Jason Real Estate Team was very helpful, pleasant & accommodating."

- *Anonymous - Buyer - November 2011*

To view more testimonials, please see our website: www.WeSellLeduc.com

From Our Team To Your Home

Happy Holidays to all of our Clients, Family & Friends!

We would like to give a special Thank You for all

Your support in 2011!

Merry Christmas!



Client Referral Program

If you refer someone during the month of December your name will be entered to win a

\$100 Gift Card for



You can call us at 780.980.2828 or email rwco@shaw.ca with the Name & Number of your referral!!

Congratulations to

Pamela Turgeon

Our Client Referral Program winner for November!

Thank you to everyone for your referrals!!

www.WeSellLeduc.com

Featured Listings

\$120,000



Suntree - Aspen Creek
Double Wide Modular
3 Bedrooms, 2 Bathrooms

\$283,500



Willow Park
Bi-Level + Single Detached Garage
4 Bedrooms, 2 Bathrooms

\$169,000



Thorsby
Bungalow with RV Parking
2 Bedrooms, 2 Bathrooms

\$109,900



Willow Park
Single Wide Mobile
2 Bedrooms, 2 Bathrooms

\$312,500



Tribute
2 Storey + Double Detached Garage
3 Bedrooms, 1.5 Bathrooms

\$177,500



SOLD

North Telford
Bungalow + RV Parking
2 Bedrooms, 1 Bathroom

\$479,900



Windrose
2 Storey + Double Attached Garage
3 Bedrooms, 3.5 Bathrooms

\$415,000



Millet
2 Storey + Double Attached Garage
3 Bedrooms, 2.5 Bathrooms

\$239,900



Devon
Bungalow with Parking Stall
4 Bedrooms, 2 Bathrooms

\$399,900



SOLD

Rural Strathcona County
Bungalow on 17.67 Acres
3 Bedrooms, 1 Bathroom

\$127,900



Rural Wetaskiwin County
Jubar Estates Subdivision
5.56 Acres of Land

\$169,900



Alexander Park
Single Level Apartment + Stall
2 Bedrooms, 1 Bathroom

\$504,900



Bridgeport
Bi-Level + Double Attached Garage
4 Bedrooms, 3 Bathrooms

\$289,900



Willow Park
Bungalow + Single Detached Garage
4 Bedrooms, 2 Bathrooms

\$74,900



Hay Lakes - Large Non-Leased Lot
Single Wide Mobile
3 Bedrooms, 1 Bathroom

For more information on our listings, please call our office at 780-980-2828 or view our website at www.WeSellLeduc.com